

THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 030534

This is to certify that Chaiklin Rebecca &
has permission to Conversion of 6 units to Condominiums
AT 38 Eastern Promenade 003 K008001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in.
48 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. AKM
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services 7/3/05

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0534	Issue Date:	CBL: 003 K008001
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Location of Construction: 38 Eastern Promenade	Owner Name: Chaiklin Rebecca &	Owner Address: 80 Varick St # 9b	Phone: 917-414-1336
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R6

Past Use: Six unit dwelling	Proposed Use: Six Unit Condominium	Permit Fee: \$630.00	Cost of Work: \$0.00	CEO District: 1
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Proposed Project Description: Conversion of 6 units to Condominiums	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B 7/13/03
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Legal Use: 6 dwelling units per microfiche

Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: kwd	Date Applied For: 05/19/2003	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>5/7/25/03</i>	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0534	Date Applied For: 05/19/2003	CBL: 003 K008001
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Location of Construction: 38 Eastern Promenade	Owner Name: Chaiklin Rebecca &	Owner Address: 80 Varick St # 9b	Phone: 917-414-1336
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: Six Unit Condominium	Proposed Project Description: Conversion of 6 units to Condominiums
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/25/2003**Note:** 5/20/03 No tenant forms attached - see letter**Ok to Issue:**

6/2/03 Owner was in office and I gave him a copy of my letter and explained what was needed.

7/3/03 received tenant forms

- 1) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a six (6) family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/31/2003**Note:****Ok to Issue:**

- 1) No construction is authorized by this permit, simply a change in the form of ownership.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 07/28/2003**Note:****Ok to Issue:**

- 1) the boiler shall be protected with a one hour fire enclosure or smoke protected with a domestic sprinkler
- 2) vertical openings shall be fire-rated of a minimum of one hour rating

03-0534

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

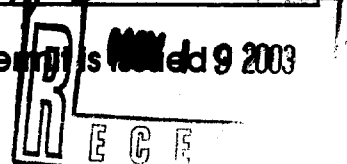
Location/Address of Construction: <u>38-40 Eastern Promenade</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>003</u> Block# <u>K</u> Lot# <u>008</u>	Owner: <u>Anthony Nicolich</u> <u>Rebecca Chaiklin</u>	Telephone: <u>917 414 1336</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Anthony Nicolich</u> <u>80 Varick St 9B</u> <u>N.Y. N.Y. 10013</u>	Cost Of Work: \$ 100,000 <u>30,000</u> Fee: \$ <u>6</u> units @ \$25.00 per unit \$ <u>150.00</u> Total <u>450.00</u>
Current use: <u>Rental</u> number of units: <u>6</u>	Purposed use <u>Condominium</u> number of units: <u>6</u>	<u>6 (0/0 @ 150)</u> <u>TOTAL \$630.00</u>
Project description: <u>The property will be upgraded. It's an old building that needs some functional i.e. (electrical wiring) as well as kitchen + bathroom work, exterior brick + roof.</u>		
Contractor's name, address & telephone: <u>Neil Dexter 207 252 6593</u>		
Who should we contact when the permit is ready: <u>Call Anthony 917 414 1336</u>		
Mailing address: <u>They will be picked up.</u> <u>Call</u> <u>Call</u> Phone: <u>917 414 1336</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

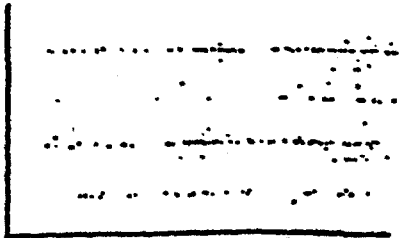
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>5/19/03</u>	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME
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This is not a permit, you may not commence ANY work until the permit is issued 9 2003



CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I



To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

003-K-008-001
3-K-8-9

Location of Project:

Assessor's chart:

Block:

Lot:

Name of Owner: Anthony Nicoitch / Rebecca Chaiklin

Address: 80 Varick St 9B 10013

Telephone No.: 917 414 1336

Name of Project: 38-40 Eastern Promenade LLC

No of Units to be Converted: 6

No. of Units applying for: 6

No. of Units in structure 6

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds _____

Approved by: _____

ZONING: _____ Date: _____

No. of units approved (circle)

Fire Dept:	1	3	3	4	5	6	7	8	9	10	Date: _____
	others										Date: _____
Plumbing:	1	2	3	4	5	6	7	8	9	10	Date: _____
	others										Date: _____
Elec:	1	2	3	4	5	6	7	8	9	10	Date: _____
	others										Date: _____
Bldg. & Housing:	1	2	3	4	5	6	7	8	9	10	Date: _____

Comments: -

CONDOMINIUM CONVERSION APPLICATION
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?
 yes no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes no
6. Have relocation referrals and assistance been provided to tenants on demand?
yes no

There has not yet been a demand
but any request will be accommodated.

Condominium Conversion Permit Application, continued

PART III
PROJECT DATA

003-K-008-001
3-K-8-9

1. Assessor's reference, Chart, Block; Lot: Eastern Prom 36-42
2. Number of units before conversion:
 - 2 units with 1 bedroom;
 - 4 units with 2 bedrooms;
 - _____ units with 3 or more bedrooms;
3. Monthly rent (range)
(specify with or without _____)
6.25 - 860
4. Number of units after conversion:
 - 2 units with 1 bedroom;
 - 4 units with 2 bedrooms;
 - _____ units with 3 or more bedrooms;
5. Purchase Price (range)
1.75⁰⁰⁰ - 2.75⁰⁰⁰
6. Length of time building owned by applicant? 3 1/2
7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit
Yes No _____ (Please circle applicable permit type.)
8. Type and cost of building improvements associated with this conversion that do not require permits:
 - \$ 6000 exterior walls, windows, doors, roof
 - \$ 500 insulation
 - \$ 5000 interior cosmetic (wall/floor/refinishing, etc.)
 - \$ 1000 other (specify) Brick work pointing
 - _____ none

CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project:

Assessor's chart: 654

Block: _____

Lot: _____

Name of Owner: Anthony Nicolich

Address: 80 Varick St 9B NB4M 10013

Telephone No.: 917 414 1336

Name of Project: 38-40 Eastern Promenade

No of Units to be Converted: 6

No. of Units applying for: 6

No: of Units in structure 6

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds _____

Approved by: _____

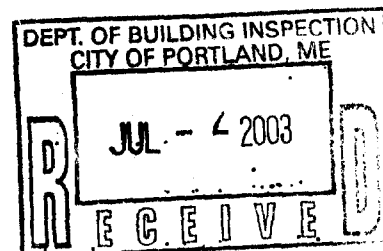
Date: _____

ZONING: _____

No. of units approved (circle)

Fire Dept:	1	3	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Plumbing:	1	2	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Elec:	1	2	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Bldg. & Housing:	1	2	3	4	5	6	7	8	9	10	Date: _____

Comments: _____



CONDOMINIUM CONVERSION APPLICATION
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?
 yes no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes no
6. Have relocation referrals and assistance been provided to tenants on demand?
 yes no

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: 654
2. Number of units before conversion:
 - 2 units with 1 bedroom;
 - 4 units with 2 bedrooms;
 - _____ units with 3 or more bedrooms;
3. Monthly rent (range)
(specify with or without util.)

4. Number of units after conversion:
 - 2 units with 1 bedroom;
 - 4 units with 2 bedrooms;
 - _____ units with 3 or more bedrooms;
5. Purchase Price (range)
160,000 - 200,000
215,000 to 260,000
6. Length of time building owned by applicant? 3 1/2 yrs.
7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit
Yes No _____ (Please circle applicable permit type.)
8. Type and cost of building improvements associated with this conversion that do not require permits:
 - \$0,000 exterior walls, windows, doors, roof
 - \$1,000 insulation
 - \$40,000 interior cosmetic (wall/floor/refinishing, etc.)
 - \$ _____ other (specify) _____
 - _____ none

9. For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number:	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy-	14 yrs	7	5	2 1/2	1	5				
b) Age of head of household-	58	60	36	36	58	33				
c) Number of children-	1	-	-	-	-					
d) Number of persons ages 60 or over-										
e) Will tenant purchase unit?										
f) IF not, was (or will) relocation payment (be) made?										
g) IF moving, check destination below:										
i) Same Neighborhood-										
ii) Elsewhere in Portland-										
iii) Out of Portland-										
iv) Unknown-										

NO, not required

offer

IV - III - III - III

38-40 Eastern Promenade 003-K-008
condo conversion

38 E.P.

Apt #1 - Davain Rawls - 14 yrs in bldg - ~~dated~~ 6/11/03 - 360 Day Notice

Apt #2 Shann Kallweit - 9 yrs in bldg - ~~dated~~ 6/11/03 - 270 Day Notice

Apt #3 Beth Pizzo - moved out in June, moved to 5 yrs in bldg
SAN FRANCISCO - No tenant notice

40 E.P.

Apt #1 Julie McDonald - ^{tenant} gave notice in April, moved out
No tenant notices given - 2 yrs in bldg

Apt #2 John Dyett - 8 yrs in bldg - notice date 6/11/03
240 Day notice

Apt #3 Megan Wehr - bought her own home outside of
Portland - moved out in May - No Notice given

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

May 21, 2003

Rebecca Chaiklin & Anthony Nicolich
80 Varick St. #9B
New York, N.Y. 10013

*See tenant notices
and explanations given*

RE: 38-40 Eastern Promenade – 003-K-008 – R-6 zone – permit application #03-0534

Dear Rebecca and Anthony,

I am in receipt of your permit application to allow a condominium conversion of your rental property located at 38-40 Eastern Promenade. Your permit has been denied because you have not submitted all the necessary paperwork required for approvals.

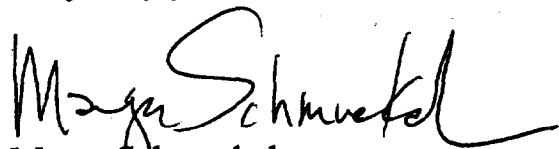
As part of your condominium conversion permit, it is required that this office receives copies of the letters to tenants notifying them of your intent to convert their rental unit into a condominium unit. The City's ordinance is very specific as to wording contained within the tenant notice. I have enclosed a copy of the condominium conversion ordinance highlighting information. The copies of rent increase dated in October and December do not meet the requirements of our condominium conversion notification guidelines. They are insufficient notice to the tenants.

The purpose of the City's condominium conversion ordinance is to give greater protection to rental tenants during condominium conversions. Your tenants have an exclusive and irrevocable first option to purchase the unit that they occupy. They are required to be noticed in writing as to the specific terms of purchase within your declaration letter. The terms of a tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. No provision of, or right conferred by this article may be waived by a tenant, by agreement or otherwise, and any such waiver shall be void. Any attempt to require, encourage, or induce a tenant to waive any provision hereof, or right conferred hereby, shall be a violation of this article.

Your permit application will be on hold until this office receives copies of all the required tenant notices as outlined in the attached ordinance.

If you have any questions regarding this ordinance, please do not hesitate to contact this office.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a long, sweeping underline.

Marge Schmuckal
Zoning Administrator

Cc: Mark Adelson, Housing and Neighborhood Services Division Director
File

May 19, 2003

Re: Tenant Status Letter
38-40 Eastern Promenade Condominium Conversion

Dear City of Portland Administrator

Enclosed are the documents required for condo conversion along with copies of tenant's notification letters. I feel inclined to state that the conversion of Condominium for this building was not our original consideration nor intention. It evolved out of necessity and attrition. We have always intended to have a residence in Portland so we will be retaining two of the units for ourselves.

In the three and a half years of ownership in this building we have had nothing but a positive experience with this building and its tenants. My exchange with the tenants goes beyond the usual tenant landlord relationship. I informed the tenants on October 18th 2002 of our beginning the condominium conversion process.

The building has had two younger women that have had me on notice to leave the two smaller apartments due to their need of owning their own home. We have always had a sixty day clause in the lease which would provide them with the opportunity to leave when they need to.

Another tenant spends only half the year, the warm part, while either sub letting or leaving the apartment vacant in his absence. He's a gem and per our last conversation was 50/50 on whether to buy the apartment or not.

There is a young lady that has been in the most attractive of all the larger apartments, she has had five roommates in the last two years. I have had to intervene in these scenarios more than a few times. She has been unable to find a new roommate for some reason and is incapable of affording the apartment on her own. I have only accepted half the rent from her for the last four months and she has given notice for July.

There are two women in the two last apartments I refer to and are both just over sixty years old and single. They are both very sweet and have been in the building longer, one for fourteen and the other eight years. I fully intend to allow them to stay the full extent of what the city ordinance requires. Once they have exceeded the time the ordinance allows I will do everything possible to aid in a smooth transition. It is my intention to work on the building as I am permitted by the ordinances of course and I am not in a position to give the last women any notice to leave until work on other apartments goes forward.

Sincerely
Anthony Nicolich
Rebecca Chaiklin

I requested more info
see letter 5/21/03

June, 1, 2003

**Davian Rawls
38 Eastern Promenade #1
Portland , Me**

Dear Davian

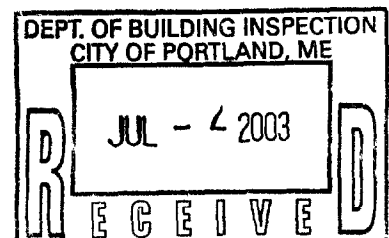
As you already know through our e mails and personal correspondence and conversations the building is being converted into condominiums.

This is the official notice that states the required details of the intent to convert to condominiums.

I offer to you Apartment #1 of 38 side of building for the price of \$225,000 as is condition. This offer is exclusive and irrevocable for sixty days for you to decide to purchase the unit. If you do not decide to purchase the unit you will be entitled to remain in the apartment the maximum time allowed by ordinance Sec. 14-568, City of Portland, Code of Ordinances. Which is 360 days from this date.

I am as the developer to provide you with assistance in finding another place to live. The telephone number for for any information or complaints in regard to your treatment by myself/Anthony Nicolich/the Developer should be addressed to City of Portland, 389 Congress St. Portland , ME 04101.

**All the best.
Anthony Nicolich**



U.S. Postal Service
CERTIFIED MAIL - RECEIPT
 (Domestic Mail Only: No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

POSTAL USE

UNIT ID: 0002

Postmark
Here

Clerk: KF4PXJ

06/06/03

Postage	0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	4.42
Total Postage & Fees	\$ 4.92

Sent To: Devian Road
 Street, Apt. No., or PO Box No. 38 Eastern Promenade
 City, State, ZIP+4 Portland ME 04104

PS Form 3800, June 2002
 See Reverse for Instructions

7003 0500 0005 3056 9924

Zoning Division
Marge Schumackal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: Anthony Nicolich

NUMBER OF UNITS: 6

TENANT NAME: Davian Pawls

TENANT'S UNIT #: # 38 - #1

TENANT'S TEL. #: 207 775-4941

TENANT'S PRESENT ANNUAL INCOME: 40,000

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 14 yrs per other info

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Anthony Nicolich
917 414 1336

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL.

Upgrade Kitchen + Bathrooms w/ new tile,
flooring + fixtures.

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, J
Director



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 38/40 Eastern Promenade

NUMBER OF UNITS: 6

TENANT NAME: Davian Rawls

TENANT'S UNIT #: 38 # 1

TENANT'S TEL. #: 207 775 4441

TENANT'S PRESENT ANNUAL INCOME: _____

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 14

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: 917 414 1336

Anthony Nicolich

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

Kitchen Bathroom improvements

wiring upgrades

flooring

10/18/02

Dear Davian

I write you with the unpleasant news of a rent increase.

It has become increasingly difficult to manage the buildings bare essentials at current rates. As of December 1 2002 your new rent will be \$820.

This will be on a month to month basis in terms of lease structure. Our current plans for the building allow only for this type of lease.

The building is being structured as condominiums. We are in the preliminary stages of this process and do not wish to create any unease around this for you. We appreciate what you have been to us as a tenant and have every intention of honoring that.

Thanks
Anthony

From: Anthony Nicolich
Date: Fri, 18 Oct 2002 11:21:40 -0400
To: Davian Rawls [davianR@webtv.net]
Subject: RE: 38-40 East Prom

Dear Davian

I write you with the unpleasant news of a rent increase.

It has become increasingly difficult to manage the buildings bare essentials at current rates. As of December 1 2002 your new rent will be \$820.

This will be on a month to month basis in terms of lease structure. Our current plans for the building allow only for this type of lease.

The building is being structured as condominiums. We are in the preliminary stages of this process and do not wish to create any unease around this for you. We appreciate what you have been to us as a tenant and have every intention of honoring that.

Thanks

Anthony

Dorian Rawls

38 E. Promenade #1

For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number: 1 2 3 4 5 6 7 8 9 10

- a) Length of occupancy- 14 years
- b) Age of head of household- 62
- c) Number of children- —
- d) Number of persons ages 60 or over- 1
- e) Will tenant purchase unit? No
- f) If not, was (or will) relocation payment (be) made? Intention is to allow full 360 days
- g) If moving, check destination below:
 - i) Same Neighborhood- _____
 - ii) Elsewhere in Portland- _____
 - iii) Out of Portland- _____
 - iv) Unknown- _____

June, 1, 2003

Sharon Kallweit
38 Eastern Promenade #2
Portland , Me

Dear Sharon

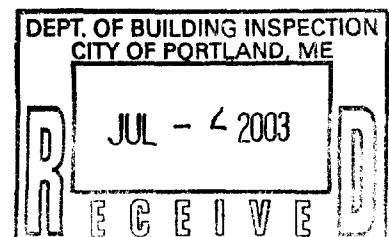
As you already know through our e mails and personal correspondence and conversations the building is being converted into condominiums.

This is the official notice that states the required details of the intent to convert to condominiums.

I offer to you Apartment #2 of 38 side of building for the price of \$225,000 as is condition. This offer is exclusive and irrevocable for sixty days for you to decide to purchase the unit. If you do not decide to purchase the unit you will be entitled to remain in the apartment 210 days from this date, allowed by ordinance Sec. 14-568, City of Portland, Code of Ordinances. Which is *270 Day Notice (9 yrs)*

I am as the developer to provide you with assistance in finding a another place to live. The telephone number for any information or complaints in regard to your treatment by myself/Anthony Nicolich/the Developer should be addressed to City of Portland, 389 Congress St. Portland , ME 04101.

All the best.
Anthony Nicolich



7003 0500 0005 3056 9955

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only: No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Registered Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

UNIT ID: 0002

Postmark
Here

Clerk: KR4PXJ

06/06/03

Sent To: *Sharon Kell West*
 Street, Apt. No. or PO Box No.: *38 Eastern Promenade #2*
 City, State, ZIP+4: *Portland ME 04104*

PS Form 3800, June 2002 See Reverse for Instructions



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: Anthony Nicolich

NUMBER OF UNITS: 6

TENANT NAME: Shan Kallweit

TENANT'S UNIT #: 2 38

TENANT'S TEL. #: 207 879 7129

TENANT'S PRESENT ANNUAL INCOME: 85,000

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 7

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Anthony Nicolich
917 414 1336
9 yrs per previous submittal

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL.

Upgrade Kitchen + Bathrooms w/ new tile, flooring + fixtures.

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, J
Director



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 38/40 Eastern Promenade

NUMBER OF UNITS: 6

TENANT NAME: Sharon (Shaleia) Kallweit

TENANT'S UNIT #: 38 # 2

TENANT'S TEL. #: 207 - 879 7129

TENANT'S PRESENT ANNUAL INCOME: _____

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 9

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: 917 414 1336
Anthony Nicolich

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

Kitchen Bathroom improvement
wiring upgrade
flooring

Dear Shaleia

I write you with the unpleasant news of a rent increase.

It has become increasingly difficult to manage the buildings bare essentials at current rates. As of December 1 2002 your new rent will be \$860.

This will be on a month to month basis in terms of lease structure. Our current plans for the building allow only for this type of lease.

The building is being structured as condominiums. We are in the preliminary stages of this process and do not wish to create any unease around this for you. We appreciate what you have been to us as a tenant and have every intention of honoring that.

Thanks
Anthony

----- Original Message -----

From: Anthony Nicolich <nickelndime@mindspring.com>

Date: Fri, 18 Oct 2002 17:30:24 -0400

To: Shaleia Kallweit <shaleia@maine.rr.com>

Subject: <no subject>

Dear Shaleia

I write you with the unpleasant news of a rent increase.

It has become increasingly difficult to manage the buildings bare essentials at current rates. As of December 1 2002 your new rent will be \$860.

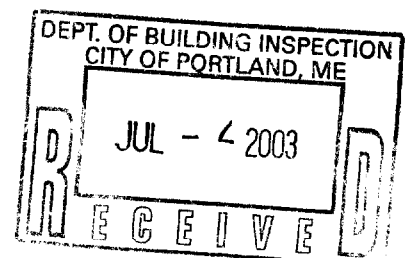
This will be on a month to month basis in terms of lease structure. Our current plans for the building allow only for this type of lease.

The building is being structured as condominiums. We are in the preliminary stages of this process and do not wish to create any unease around this for you. We appreciate what you have been to us as a tenant and have every intention of honoring that.

Thanks
Anthony

38 Eastern Promenade #3 Tel # 207 871 0121

Beth Pizzo initially was interested in her unit but decided not to purchase because she was considering a move to San Francisco. She lived in the building five years and moved out in June. She is approximately 35 years old.



Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 38/40 Eastern Promenade

NUMBER OF UNITS: 6

TENANT NAME: Beth Pizzo

TENANT'S UNIT #: 38 # 3

TENANT'S TEL. #: 207 871 0121

TENANT'S PRESENT ANNUAL INCOME: _____

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 5

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: 917 414 1336
Anthony Nicolich

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL:
Kitchen + Bathroom improvements
wiring upgrades
flooring

10/18/02

Beth

I write you with the unpleasant news of a rent increase. It has become increasingly difficult to manage the buildings bare essentials at current rates. As of December 1 2002 your new rent will be \$620.

This will be on a month to month basis in terms of lease structure. Our current plans for the building allow only for this type of lease.

The building is being structured as condominiums. We are in the preliminary stages of this process and do not wish to create any unease around this for you. We appreciate what you have been to us as a tenant and have every intention of honoring that.

**Thank you
Anthony**

----- Original Message -----

From: Anthony Nicolich

<mailto:nickelndime@mindspring.com>

To: beth pizzo <mailto:epizzo@maine.rr.com>

Sent: Thursday, October 17, 2002 1:59 PM

Subject: 38-40 east prom

Beth

I write you with the unpleasant news of a rent increase. It has become increasingly difficult to manage the buildings bare essentials at current rates. As of December 1 2002 your new rent will be \$620.

This will be on a month to month basis in terms of lease structure. Our current plans for the building allow only for this type of lease.

The building is being structured as condominiums. We are in the preliminary stages of this process and do not wish to create any unease around this for you. We appreciate what you have been to us as a tenant and have every intention of honoring that.

Thank you
Anthony

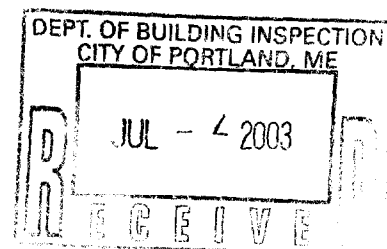
Beth Pizzo 38 Eastern Promenade #3

For each converted rental unit supply the following information on last tenants prior to conversion:

	Unit Number:	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy-		5 years									
b) Age of head of household-		35									
c) Number of children-		—									
d) Number of persons ages 60 or over-		—									
e) Will tenant purchase unit?		—									
f) If not, was (or will) relocation payment (be) made?		No									
g) If moving, check destination below:		Beth has been talking of buying a house for some time. She is actively looking.									
i) Same Neighborhood-											
ii) Elsewhere in Portland-											
iii) <u>Out of Portland-</u>											
iv) Unknown-											

40 Eastern Promenade #1 Tel # 207 772 0822

Julie McDonald as I stated previously was in Unit #1 in 40 Eastern promenade. She had a roommate move out and was unable to pay the full rent since January. She paid half the rent and gave notice in April that she could not afford the full rent and wanted to move out in the summer when it was more convenient for her. Julie lived in the building for three years and is approximately 33 years old.



Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Developm
Joseph E. Gray
Dire



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 38-40 East Promenade

NUMBER OF UNITS: 6

TENANT NAME: Julie McDonald

TENANT'S UNIT #: 40 # 1

TENANT'S TEL. #: 207-772-0822

TENANT'S PRESENT ANNUAL INCOME: _____

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 2

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: 917 414 1336
Anthony Nicolich

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DET

Kitchen + Bathroom improvements
wiring upgrades

----- Original Message-----

From: Anthony Nicolich <nickelndime@mindspring.com>

Date: Fri, 18 Oct 2002 17:28:12 -0400

To: Julie McDonald <jmcdonald@fps.k12.me.us>

<subject>

Dear Julie

I write you with the unpleasant news of a rent increase.

It has become increasingly difficult to manage the buildings bare essentials at current rates. As of December 1 2002 your new rent will be \$1020.

This will be on a month to month basis in terms of lease structure. Our current plans for the building allow only for this type of lease.

The building is being structured as condominiums. We are in the preliminary stages of this process and do not wish to create any unease around this for you. We appreciate what you have been to us as a tenant and have every intention of honoring that.

Thanks
Anthony

10/18/02

Dear Julie

I write you with the unpleasant news of a rent increase.

It has become increasingly difficult to manage the buildings bare essentials at current rates. As of December 1 2002 your new rent will be \$1020.

This will be on a month to month basis in terms of lease structure. Our current plans for the building allow only for this type of lease.

The building is being structured as condominiums. We are in the preliminary stages of this process and do not wish to create any unease around this for you. We appreciate what you have been to us as a tenant and have every intention of honoring that.

Thanks
Anthony

Julie Mc Donald

40 Eastern Prom #1

For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number: 1 2 3 4 5 6 7 8 9 10

a) Length of occupancy-

2 years

b) Age of head of household-

36

c) Number of children-

—

d) Number of persons ages 60 or over-

—

e) Will tenant purchase unit?

—

f) If not, was (or will) relocation payment (be) made?

No

g) If moving, check destination below:

- i) Same Neighborhood-
- ii) Elsewhere in Portland-
- iii) Out of Portland-
- iv) Unknown

Julie has ~~not~~ had five roommates in the last two years. She does not have one right now + has been paying half the rent.

It is the most attractive apartment + has paid only half of \$1020. for the last four months.

June, 1, 2003

John Dyett
40 Eastern Promenade #2
Portland , Me

Dear Davian

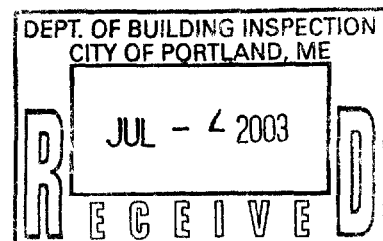
As you already know through our e mails, personal correspondence and conversations the building is being converted into condominiums.

This is the official notice that states the required details of the intent to convert to condominiums.

I offer to you Apartment #2 of 40 side of building for the price of \$225,000 as is condition. This offer is exclusive and irrevocable for sixty days for you to decide to purchase the unit. If you do not decide to purchase the unit you will be entitled to remain in the apartment the maximum time allowed by ordinance Sec. 14-568, City of Portland, Code of Ordinances. Which is 210 days from this date. *Should be 240 days for 8 yrs per previous documents*

I am as the developer to provide you with assistance in finding another place to live. The telephone number for any for information or complaints in regard to your treatment by myself/Anthony Nicolich/the Developer should be addressed to City of Portland, 389 Congress St. Portland , ME 04101.

All the best.
Anthony Nicolich



40 Eastern Promenade #2

John Dyett has sent an offer for his unit and is in negotiations to purchase. John has not provided his financials nor age for the documentation.

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 (Domestic Mail Only: No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

POST OFFICE SPECIAL USE

UNIT ID: 0002

Postage	\$	0.37
Certified Fee		2.30
Return Receipt Fee (Endorsement Required)		1.75
Restricted Delivery Fee (Endorsement Required)		4.42
Total Postage & Fees	\$	4.42

Postmark
 Clerk: KF4XJ
 06/06/03

Sent To John Dyett
 Street Apt. No. or PO Box No. 40 Easton Blvd
 City, State, ZIP+4 Portland ME 04104

PS Form 3800, June 2002 (See reverse for instructions)

7003 0500 0005 3056 9948

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: Anthony Nicolich

NUMBER OF UNITS: 6

TENANT NAME: John Dyett

TENANT'S UNIT #: 2 40

TENANT'S TEL. #: 207 772 6408

TENANT'S PRESENT ANNUAL INCOME: Unknown, ~~Self~~ when asked hasn't responded

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 7

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Anthony Nicolich
917 414 1336

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL.

Upgrade Kitchen + Bathrooms w/ new tile,
flooring + fixtures.

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Developm
Joseph E. Gray
Dire



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 38-40 Eastern Promenade

NUMBER OF UNITS: 6

TENANT NAME: John Dyett

TENANT'S UNIT #: 40 # 2

TENANT'S TEL. #: 207-772-6408

TENANT'S PRESENT ANNUAL INCOME: _____

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 8

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: 917 414-1336
Anthony Nicolich

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DET

Kitchen + Bathroom improvement
- wiring upgrade -
flooring

10/18/02

Dear John

I write you with the unpleasant news of a rent increase.

It has become increasingly difficult to manage the buildings bare essentials at current rates. As of December 1 2002 your new rent will be \$770.

This will be on a month to month basis in terms of lease structure. Our current plans for the building allow only for this type of lease.

The building is being structured as condominiums. We are in the preliminary stages of this process and do not wish to create any unease around this for you. We appreciate what you have been to us as a tenant and have every intention of honoring that.

Thanks
Anthony

----- Original Message-----

From: Anthony Nicolich <nickelndime@mindspring.com>

Date: Fri, 18 Oct 2002 17:30:24 -0400

To: John Dyett <jhdyett@att.net>

Subject: <no subject>

Dear John

I write you with the unpleasant news of a rent increase.

It has become increasingly difficult to manage the buildings bare essentials at current rates. As of December 1 2002 your new rent will be \$770.

This will be on a month to month basis in terms of lease structure. Our current plans for the building allow only for this type of lease.

The building is being structured as condominiums. We are in the preliminary stages of this process and do not wish to create any unease around this for you. We appreciate what you have been to us as a tenant and have every intention of honoring that.

Thanks
Anthony

John Dyett

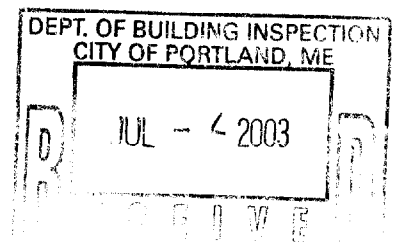
40 Eastern Prom #2

For each converted rental unit supply the following information on last tenants prior to conversion:

	Unit Number:	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy-		8 years									
b) Age of head of household-		58									
c) Number of children-		—									
d) Number of persons ages 60 or over-		—									
e) Will tenant purchase unit?		possibly ?									
f) If not, was (or will) relocation payment (be) made?		No.									
g) If moving, check destination below:		John lives in the apartment									
i) Same Neighborhood-		only half the year on the									
ii) Elsewhere in Portland-		average. He sometime sublets.									
iii) Out of Portland-											
iv) <u>Unknown-</u>											

40 Eastern Promenade #3 Tel # 207 575 6774

Megan Wehr has bought her own home outside of Portland. I have enclosed a document of recommendation to her mortgage application and a later notice of her approval.



March 19, 2003

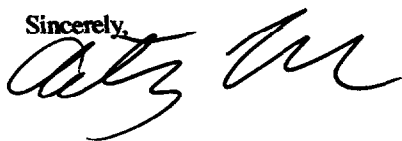
RE: Confirmation of rent paid

Zina Talis
Mortgage Network
371 Fore Street
Portland, ME 04101

Dear Zina,

I am writing to confirm that Megan Wehr, a tenant in the property I own at 38-40 Eastern Promenade, Portland, ME, has paid rent on time to me for the last 12 months.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Nicolich', written in a cursive style.

Anthony Nicolich
Phone: 212-334-6104

Subject: <no subject>

Date: Wednesday, April 9, 2003 2:15 PM

From: Wehr, Megan E <mwehr@unumprovident.com>

To: nickelndime@mindspring.com

Hi Anthony,

Hope all is well with you.

I wanted to let you know that I am moving along with my plans to buy a house. I just got word that our loan was approved. Assuming that there are no glitches with the appraisal, the closing is scheduled for May 2nd. I would anticipate moving either that weekend, or very soon after that (we may want to do a little painting in the new house before moving in.) I will definitely get you the specific date as soon as I know it.

We'll need to work out how much rent I should pay for May. I'm assuming I would just prorate it for the # of days in May that I'm in the apartment?

Let me know if you are in agreement with this when you have a minute.

Thanks,

Megan

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 38/40 Eastern Promenade

NUMBER OF UNITS: 6

TENANT NAME: Megan Wehr - Moved out May
bought own home.

TENANT'S UNIT #: # 3

TENANT'S TEL. #: 8 207 828 0018

TENANT'S PRESENT ANNUAL INCOME: _____

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: _____

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: 917 414 1336
Anthony Nicolich

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DET:

Kitchen + Bathroom improvement
wiring upgrade
flooring

10/18/02

Dear Megan

I write you with the unpleasant news of a rent increase.

It has become increasingly difficult to manage the buildings bare essentials at current rates. As of December 1 2002 your new rent will be \$645.

This will be on a month to month basis in terms of lease structure. Our current plans for the building allow only for this type of lease.

The building is being structured as condominiums. We are in the preliminary stages of this process and do not wish to create any unease around this for you. We appreciate what you have been to us as a tenant and have every intention of honoring that.

Thanks
Anthony

March 19, 2003

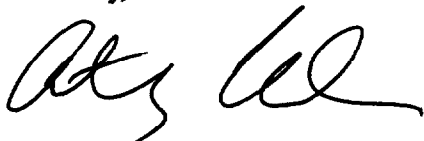
RE: Confirmation of rent paid

Zina Talis
Mortgage Network
371 Fore Street
Portland, ME 04101

Dear Zina,

I am writing to confirm that Megan Wehr, a tenant in the property I own at 38-40 Eastern Promenade, Portland, ME, has paid rent on time to me for the last 12 months.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Nicolich', written in a cursive style.

Anthony Nicolich
Phone: 212-334-6104

Megan Wehr
40 Eastern Prom #3

For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number: 1 2 3 4 5 6 7 8 9 10

a) Length of occupancy-

b) Age of head of household-

c) Number of children-

d) Number of persons ages 60 or over-

e) Will tenant purchase unit?

f) If not, was (or will) relocation payment (be) made?

g) If moving, check destination below:

- 1) Same Neighborhood-
- 11) Elsewhere in Portland-
- 111) Out of Portland-
- 1V) Unknown

10	5 years
9	34
8	-
7	-
6	-
5	-
4	-
3	-
2	-
1	-

Megan has bought her own home.
We have had an open ended lease
accommodating her intentions for
some time.